



**SYRACUSE
LANDMARK
PRESERVATION
BOARD**

**Landmark Preservation Board
Thursday, February 2, 2012**

Meeting Minutes

8:30 am Common Council Chambers

CALL TO ORDER

Chairman Don Radke called the meeting to order at 8:30 a.m.

ROLL CALL

Members Present: Louise Birkhead, Tim Bonaparte, Cynthia Carrington Carter (late arrival), Bob Haley, Dan Leary, Julia Marshall, Don Radke, Jeff Romano, Joe Saya (late arrival)

Excused: ~

Staff: Kate Auwaerter

APPROVAL OF MINUTES

D. Leary made a motion to accept the minutes with the following correction:

CALL TO ORDER

~~Vice-Chairman Bob Haley~~ *Chairman Don Radke* called the meeting to order at 8:30 a.m.

The motion was seconded by J. Marshall. The motion passed unanimously.

OLD BUSINESS

CA-11-39 203 E. Water Street No new information, the board agreed to hold the application open.

CA-12-01 101 Durston Avenue No new information, the board agreed to hold the application open.

Project Site Review: 617 E. Hiawatha Boulevard. The applicants were not present. K. Auwaerter reminded the board that the board had asked the applicants about the proposed window replacement, noting that the flat-strap, between-the-glass mullion was inappropriate for the character of the former candle factory. She reported that Jim Knittel, the project architect, had said that the cost of the low-profile, applied exterior muttons would increase the project cost by \$15,000. D. Leary noted that the window company that the applicant was proposing does not offer the applied mullion as a standard option. After discussion, the board agreed to recommend to Zoning that the applicant use an exterior applied, low-profile mullion and, if necessary, to seek out other window manufacturers for the project.

Project Site Review (modification): 622 James Street (New Kasson Apartments)

Project Site Review (modification): 615 James Street (Leavenworth Apartments)

Randy Crawford presented the revised window detail for both projects to the board including an average per window cost contrasting restoration versus replacement. He noted that this packet had been submitted to SHPO and the National Park Service, but no comments had been received yet. For the New Kasson, the proposal is to restore the windows on the first five stories and replace the windows on the upper two stories of the front facade, replace all the windows on the east and south elevations, and replace all the windows but the first two stories of the front projecting bay on the west elevation. The replacement windows are aluminum, full-frame windows that will copy the basic design features of the historic windows (muntin pattern and profile). Similarly, the windows on the first six stories of the front façade of the Leavenworth Apartments will be restored with the exception of the windows located in the recessed center portion of the façade, which along with the top two stories, will be replaced with aluminum, full-frame windows with

matching design features. All the windows on the north and west elevations will be replaced in aluminum, as will all but the first two stories on the east facade. The board commended R. Crawford on the detailed, measured drawings that he submitted depicting a comparison of the dimensions of the new versus the original windows. The board agreed to recommend approval of the proposal as submitted, noting that the applicant must still provide paint colors.

NEW BUSINESS

Project Site Review (modification): 329 N. Salina Street. Bill Ruckyj and Jeremy Klemanski from Syracuse Behavioral Healthcare presented the application to create new window openings on the one-story addition attached to the rear of the historic, multi-story brick building. The historic portion of the building will remain as offices with no exterior alterations. The board reviewed the plans and recommended that the applicants consider re-sizing the new windows so that their proportions would be more compatible with the historic building's window opening. The board suggested increasing the size of the windows and/or ganging the windows together in pairs in order to increase their scale. The board also recommended that the new patient entrance include fixed glass side lights and transom to create a more compatible entrance area. This might also include an entrance canopy.

Zoning Administrator Waiver: 1019-21 Madison Street. The applicant was not present. K. Auwaerter explained that the proposed project involved removing a two-story porch on the front of the 2-family house and replacing it with two separate gable-end porches, one for each entrance. The materials proposed for the porch replacement include pressure treated wood stairs and posts and vinyl railings. The board recommended that the application should be denied. It was noted that the two-story porch is a traditional and functional design feature of 2-family houses in Syracuse and that the existing porch should be either restored or replicated in scale, design and materials.

DISCUSSION

Stickley House. D. Radke provided a brief history of the Stickley House for the board. He noted the importance of the interior of the house and the overall condition of the property. K. Auwaerter reported that it had been brought to her attention that the owners of the house, the Audi Family, had approached the Everson Museum and OHA to discuss the possible removal of the interior. She noted that she would be meeting with Steve Kern of the Everson Museum to discuss the house. D. Radke reminded the board that the house is a Local Protected Site and a demolition permit would trigger LPB review. B. Haley recommended that staff review the records from meetings in 2000 when the Audis purchased the house when the possible uses of the house were discussed. D. Radke noted that the condition of the house warranted a review by the Division of Codes. The board agreed that the worst-case scenario would be for the house to fall into such disrepair that nothing was salvageable.

ADJOURN

L. Birkhead made a motion to adjourn which was seconded by J. Romano. The meeting adjourned at 9:32 a.m.